

**80 Waratah Drive, Crestmead, Qld 4132**



**House For Sale**

Tuesday, 2 July 2024

80 Waratah Drive, Crestmead, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 600 m2**

**Type: House**



Hajar Benhenni  
0733493370

## INVESTOR LIQUIDATES - MUST BE SOLD!

LOCATED IN A PRIME LOCATION, CENTRAL TO MANY AMENITIES, THIS WELL-SIZED PROPERTY WILL NOT LAST LONG AND MUST BE SOLD AT AUCTION\* ON THE 17TH OF JULY, IF NOT PRIOR! Auction via In-Room and Online: 17/07/2024 from 6:00pm, if not sold prior Auction Location: Ray White Mt Gravatt Auction Room | 1450 Logan Road, Mount Gravatt Registrations start from 5:30pm (Phone & Online Registrations must be completed by 3:00pm on Auction Day) With its solid brick construction and unlimited potential, 80 Waratah Drive Crestmead presents an AMAZING opportunity for first-time home buyers and investors alike! Situated on a fully fenced 600 square metre block with the potential to build a granny flat at the rear (STCA), it is a rare opportunity not to be missed! Available vacant upon sale for immediate occupancy or ready to be leased out. Rental Appraisal @ \$520 - \$550/week

**Property Highlights~**

- Fully fenced 600sqm block
- Open plan living/dining with A/C
- Tidy kitchen with plenty of space
- Dedicated laundry room
- Master bedroom with A/C, ceiling fan and BIR
- 1 modern bathroom with bath + separate toilet
- 3 A/C throughout the house
- Garage has been transformed into a media/lounge room for additional space
- Garden shed!
- GRANNY FLAT POTENTIAL (STCA)

**Location Highlights~**

- Crestmead State School Catchment
- Marsden State High School Catchment
- Walking distance to Chemist and local IGA
- Walking distance to Crestmead PCYC Skate Park
- Walking distance to local dog park
- 1 min drive to Crestmead Central
- 5 min drive to Marsden Park Shopping Centre

**OWNER IS READY TO SELL AND WILL NOT HOLD BACK! Get in touch now! \* subject to reserve price**

**PARKING FOR OUR IN-ROOM AUCTIONS:**

- Anytime Fitness carpark (entrance via Bothwell Street) provides 2-hour parking and pedestrian laneway shortcut up to Logan Road
- Central Fair Shopping Centre (entrance via Creek Road, after the bus stop)
- Side streets such as Bothwell Street, Selborne Street, Gowrie Street etc

For all your home loan needs please get in touch with Christine at Loan Market! p: 0401 175 490 e: [christine.junidar@loanmarket.com.au](mailto:christine.junidar@loanmarket.com.au) w: <http://www.loanmarket.com.au/christine-junidar>

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